The Old Rectory 10 St Julians Lane Shoreham by Sea BN43 6YS

Heritage Statement

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Heritage Statement: The Old Rectory 10 St Julians Lane Shoreham by Sea BN43 6YS

1 Introduction

This statement was prepared by the Built Heritage Consultant in February 2022 following a site visit on the 4th of February 2022 at the request of the architect and applicant following comments from the local planning authority conservation specialist.

The statement assesses the heritage impact of the proposals at The Old Rectory, 10 St Julian's Lane, Shoreham By Sea. It is a supporting document for the listed building application for minor internal and external alterations of the dwelling.

The site is located opposite St Julian's Church and Shoreham College and within the Kingston Buci conservation area. The building is situated behind a high flint wall along its western boundary which is opposite the church, with a lower flint wall to the southern boundary opposite Shoreham College.



1873-79 OS Map locating The Old Rectory in Kingston by Sea, also known as Kingston Buci, Kingston Bucii or simply Kingston.

2 Description of the Heritage Asset

Official list entry:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1192926

Date first listed: 25-Aug-1954

Date of most recent amendment: 27-Jul-1984

Statutory Address 1: THE OLD RECTORY, ST JULIANS LANE, KINGSTON BY SEA, SHOREHAM-BY-SEA

Details

This list entry was subject to a Minor Amendment on 08/01/2013

TQ 20 NW 3/61 25.8.54

SHOREHAM-BY-SEA ST JULIANS LANE KINGSTON-BY-SEA (North side) The Old Rectory

(Formerly listed as No. 10 (Kingston Rectory))

GV II

House. Early-mid C18 with C19 additions. Flint with red brick quoins and dressings. Roof of Horsham slabs with plain tiles towards crest, hipped to left with gable of wing to left at rear appearing in front of ridge. End stack to right, ridge stack to left of centre and ridge stack on rear wing. Two storeys; irregular fenestration of 4 windows on first floor and 5 windows on ground floor. Large C19 cross-window casements, except 6-light transom and mullion window on ground floor to extreme right. All ground-floor windows under segment heads. Panelled door to right of centre with flat hood on brackets over. it is likely that the 3 right-hand bays were the original house which was later extended to the left.

Listing NGR: TQ2361505233



2.1 Kingston by Sea Historic background

Kingston by Sea, also known as Kingston Buci, Kingston Bucii or simply Kingston, is a small area in the Adur district of West Sussex, England. Although it is now part of a continuous urban area, its origins lay in an ancient village and parish church between Southwick to the east, Shoreham-by-Sea to the west and the mouth of the River Adur to the south. St Julian's Church survives, and its parish perpetuates the ancient "Kingston Buci" name.

The area was first settled during the Bronze Age and was also inhabited by Romans. By the medieval period, Kingston was a large village whose nucleus was further south than the ancient settlement, which had been on the lower slopes of the South Downs. Its subsequent population decline, until increasing urbanisation absorbed it from the late 19th century onwards, may have been due to coastal erosion destroying houses and washing away roads.

The manor (originally called "Kingston by Shoreham", later "Kingston Bowsey"), in the Rape of Bramber, was held by the de Buci family at the time of the Domesday survey in 1086, and for several centuries afterwards, before descending through other families until the 20th century, when most of its land was sold for development. The manor house was first described in the 14th century, but it was rebuilt in the 16th and 17th centuries. The present structure was built in the mid-18th century, but has been significantly altered since. It was sold for use as a school in the 1940s, and now houses Shoreham College, an independent school. It is a Grade II listed building.

Between the mid-19th and mid-20th centuries, several stages of residential development caused Kingston-by-Sea to merge with Shoreham-by-Sea and Southwick. This was encouraged by the opening of the railway line between Brighton and Shoreham-by Sea in 1840, and the development of Shoreham Harbour around the mouth of the River Adur. A lighthouse was built on the sea front in 1846, aligned with the harbour entrance. At 43 ft (13 m) high, its light is visible 10 nmi (19 km) out to sea.

St Julian's Church, a Grade I listed building with many structural elements from the 11th and 13th centuries, is Kingston by Sea's parish church. (The official name of the parish is "St Julian, Kingston Buci", maintaining the old name.) It existed at the time of the Domesday survey, and received its dedication to Julian of Antioch in the 12th century. Some Norman parts remain, including the nave, but the church was rebuilt in the 13th century. The well-preserved remains of an anchorite's cell, a rare feature, are visible in the chancel wall.

The population of the parish rose from 46 in 1841 to more than 5,000 in 1951, and the area became almost completely urbanised—although areas of open land remain on the edge of the South Downs and around the St Julian's Church and the neighbouring Shoreham College.

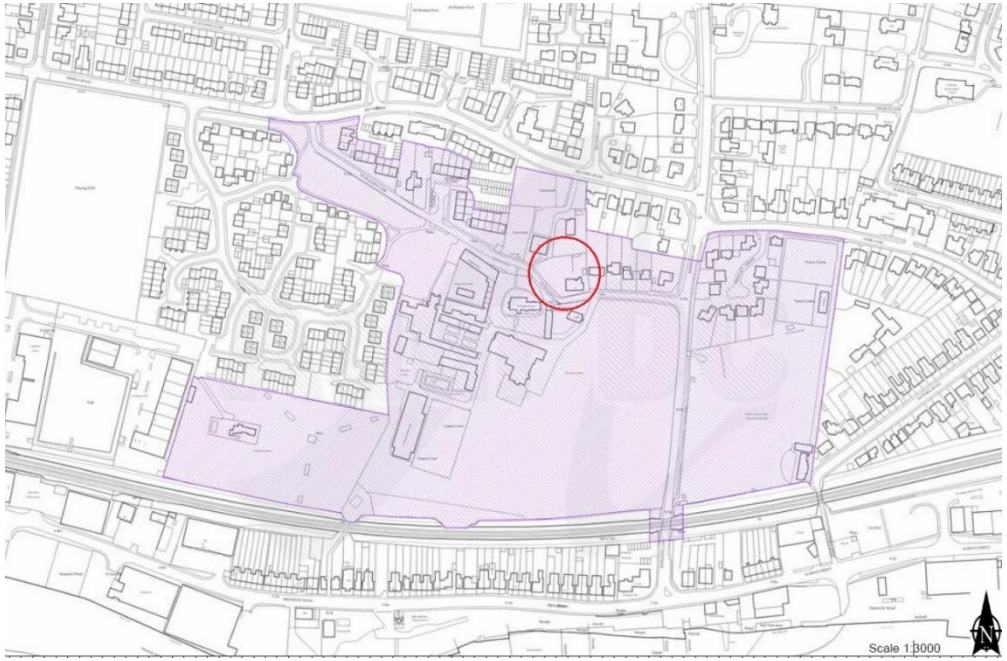
2.2 Planning policy

The revised National Planning Policy Framework 2021 (NPPF) recognises that heritage assets, (including conservation areas) may be affected by direct physical change or by change in their setting. Paragraph 194 states that 'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'. Paragraph 199 of the NPPF states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)'.

The Planning Practice Guidance that accompanies the NPPF states in paragraph 18 that a clear understanding of the significance of a heritage asset is very important in helping to minimise harm to that asset.

The Adur Local Plan was adopted at a meeting of Adur Full Council on 14th December 2017. The Local Plan sets the strategic development and land-use priorities for Adur (outside of the South Downs National Park) up to 2032, and contains the policies against which development management decisions within that area will be made. It replaces the saved policies of the Adur Local Plan 1996 as the Council's Local Plan.

Policy 16 & 17 of the Adur Local Plan 2017 relate to the historic environment and are set out on the following pages.



The Old Rectory (circled), adjacent to St Julian's church, is at the heart of the conservation area. The Kingston Buci conservation area was designated April 1977. The last conservation area appraisal was undertaken April 1999

Policy 16: A Strategic Approach to the Historic Environment

The Council will conserve and enhance the historic environment and character of Adur, which includes historic buildings, features, archaeological assets and their settings. Where development affecting any heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

The Council will:

- Continue to produce Conservation Area Character Appraisals and Management Plans for Adur's Conservation Areas.
- Recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education.
- Use Article 4 directions where important heritage assets are under threat.
- Work with others, including the local community where appropriate, to address how best to conserve any assets at risk of loss and to understand the significance of the historic environment in Adur's character and sense of place.

Policy 17: The Historic Environment

For All Heritage Assets:

Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, this will not be permitted unless there are compelling circumstances.5 Development should not adversely affect the setting of a Listed Building, Conservation Area, archaeological feature or Scheduled Ancient Monument.

Listed Buildings:

Planning permission and/or Listed Building consent will only be granted for internal or external alterations, changes of use or extensions to a Listed Building provided that the internal or external appearance or historic character of the building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. In the case of extensions and alterations, materials used must be consistent with those originally used or typical of the locality. Changes of use may be considered which might normally be resisted on other grounds (subject to local access and environmental considerations) in order to secure the retention of a building of historic or architectural interest. New development which would adversely affect the setting of a Listed Building, in terms of design or materials, will not be permitted.

Conservation Areas:

Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area.

Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary.

Where an application for planning permission or Conservation Area consent is submitted for the alteration, change of use, extension or repair of a building or feature in a Conservation Area, the retention of original features or, where this is not possible, their reinstatement with appropriate materials and the removal of unsympathetic features will be sought.

Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken through new development and other measures to preserve and enhance these areas, and to implement the recommendations of the Conservation Area Management Plans. The importance to the local area of key non-listed buildings within Conservation Areas will be a material consideration in assessing an application for their demolition or development.

Where in compelling circumstances the Council is minded to grant consent for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved. Consent will be subject to a condition preventing demolition until a contract for the approved redevelopment scheme has been awarded.

Archaeological Features:

The Council will ensure where possible the preservation of archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes heritage assets of archaeological interest, an appropriate desk-based assessment will be required and a field evaluation where necessary.



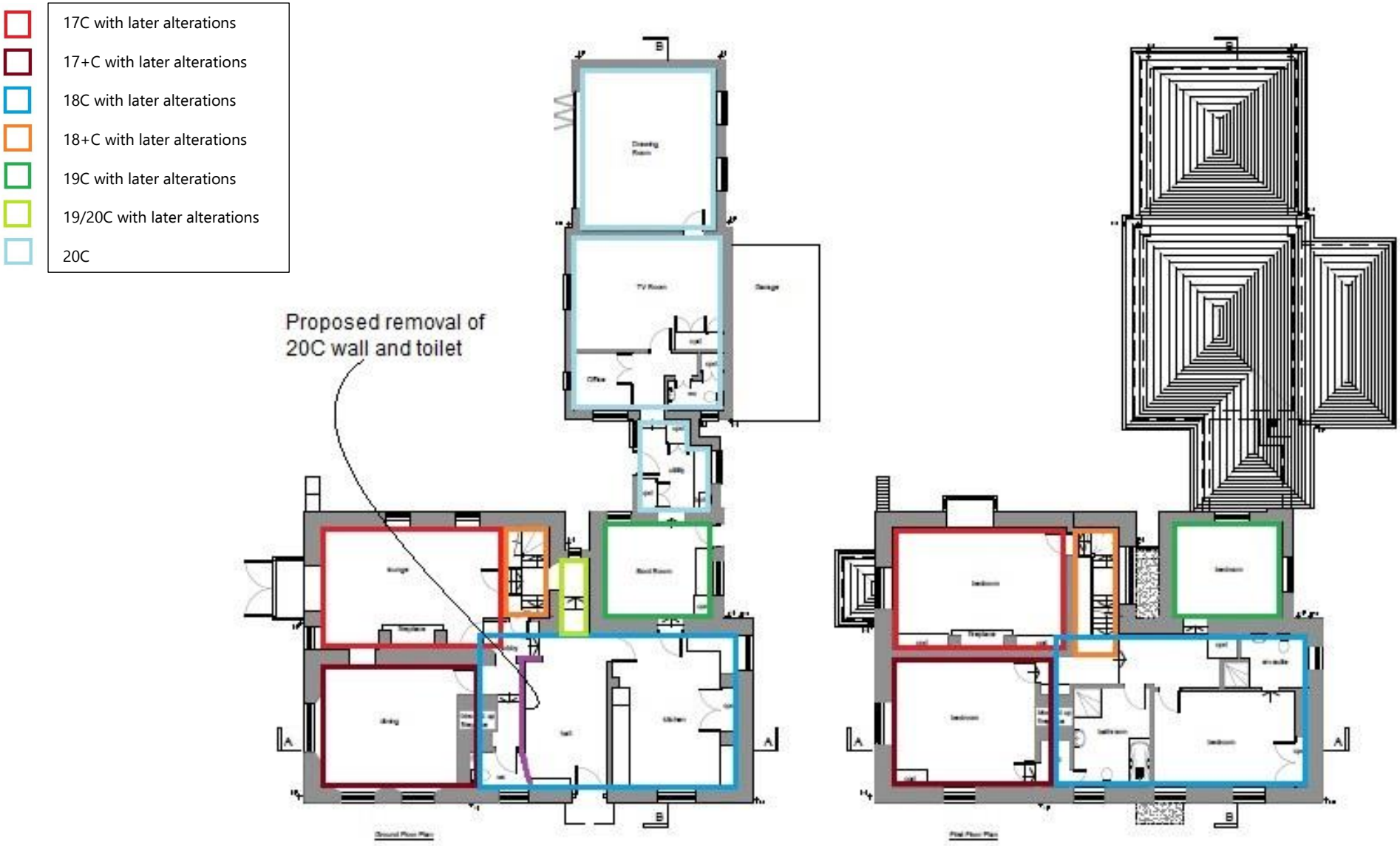
2.3 Assessment of significance

Significance may be assessed on a scale from very high to none depending on the values society places on a particular historic asset. In Annex 2 of the National Planning Policy Framework (NPPF) 'significance' is defined as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. Understanding such values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.

The NPPF defines a 'heritage asset' as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. Heritage assets include designated heritage assets and assets identified by the local planning authority such as conservation areas. In respect of The Old rectory its heritage interest considered to be mainly architectural and historic.

It is clear from an inspection of the interior that The Old Rectory has earlier origins than those noted in the listening description. Clearly the exterior has been extensively remodeled and extended during the 18th century with only the lounge and bedroom above surviving from a larger timber framed house that once faced the church. Floor levels and surviving roof timbers confirm an older building that has been later altered and extended. Further investigation is needed to confirm the evolution of the building, which is outside the scope of this report.




17C with later alterations
17+C with later alterations
18C with later alterations
18+C with later alterations
19C with later alterations
19/20C with later alterations
20C
Proposed removal of
20C wall and toilet

Top Left: Modern 20C extensions attached to the 19C wing of the main house.

Top Right: Externally giving the appearance of 19C but internally timbers in the roof and floors appear to be 17C onwards

Bottom Row: The front of the building is described in the listing description as early to mid 18C with 19C additions – a description based on external appearance. The interior and roof indicate an earlier construction.





















Top Left: Corridor to the toilet appears to be 20C and resulted in closing up the 17/18C fire place. The proposed removal of the 20C left corridor wall will reinstate something closer to the original plan form.

Top Centre: View from Entrance Hall towards Dining and Lounge on the lower and earlier phase of the building.

Top Right: View of the 20C corridor wall from the entrance hall with bulls-eye window. Removal of this wall will enhance the proportions closer to the original room.

Bottom Row: The Dining Room ceiling timbers with chamfered beam and closed up fireplace indicative of early 17C construction and reconstructed timber framed hall with cross-wing.

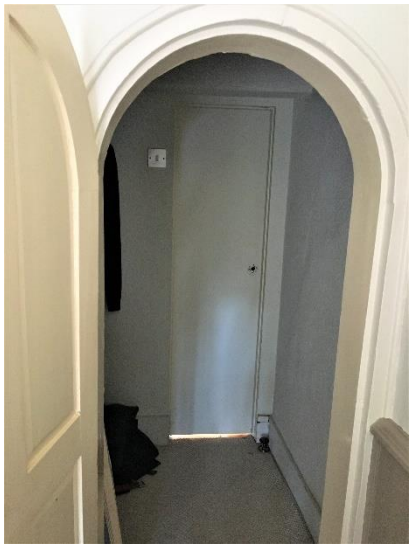
Top Row: Late 18/early 19C closet partition and door adjacent to the chimney stack. The proposal will retain this feature and incorporate a wet room.

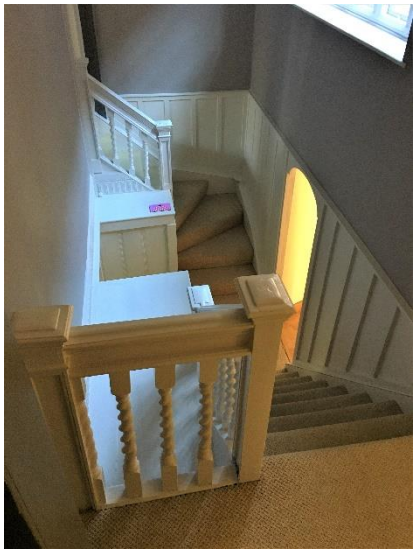
Below Left: 17/18C split staircase giving access to the bedroom above the lounge and bedrooms over the front of the house.

Below Centre and Right: Bedroom above panelled lounge. Carved beam supported on chimney stack indicative of early 17C.

















Above: 17C panelling and fireplace confirm this as the earliest part of the house.

Below Right: Three earlier door heads incorporated into a later partition and bookcase.









Top Left & Centre: Limited access is available to inspect the roof which indicates reconstructed original timbers over the dining room.

Top Right: adjacent to the lounge chimney stack - an original king post collar truss with longitudinal beam from a 17C timber frame construction detail. Further investigation is needed to confirm date.

Bottom Right: located over the hall and kitchen the later construction period is confirmed in the reconstructed roof with surviving 17C timbers.



3 The proposed development

The following items form the application:

	Impact of Proposal on Historic Significance
1. Replacement of bi-folding doors with timber multipaned French doors	1. Located in the modern 20th century extensions the proposed replacement doors will have no adverse impact on the significance of the listed building
2. Repair and refurbish windows	2. Many of the casement windows have been painted shut and are in need of overhauling. Repairs will follow Historic England guidance with no adverse impact on the significance of the listed building
3. Remove modern toilet and associated walls in entrance hall.	3. Removal of the modern toilet and associated walls will re-instate the space closer to its original plan form.
4. Relocate kitchen to modern single storey extension.	4. Relocating the kitchen to the modern extension will enhance the appearance of the front lounge causing no harm to the significance of the listed building.
5. Install ensuite wet room in cupboard adjacent to bathroom	5. The proposed ensuite wet room has been carefully inserted into an existing cupboard and no historic walls will be disturbed, resulting in no harm to the significance of the listed building.

1 Replacement of bi-folding doors with timber multipaned French doors

Located to the rear of the building in late 20C extensions the existing doors are modern. The applicant proposes a more sympathetic design.

2 Repair and refurbish windows

Most of the timber casement sashes are painted shut and cannot be opened. Some are beyond service and required careful remaking to match original details. The applicant proposes phased refurbishment and repair of existing timber casement windows following Historic England guidance "Traditional Windows: Their Care, Repair and Upgrading". The intension is to bring the windows back into serviceable use whilst retaining their historic significance.

3 Remove modern toilet and associated wall in entrance hall.

The ground floor toilet at the front of the house is no longer required, having been replaced by a toilet in the modern rear extension. The applicant proposes removing the early 20C toilet and associated walls to reinstate the hall to its former proportions.

4 Relocate kitchen to modern single storey extension.

The proposed relocation of the kitchen into the modern rear extension will reinstate the historic front room to a more appropriate use and appearance by removing countertops and appliances. The kitchen will be more suitably located with access to the garden.

5 Install ensuite wet room in cupboard adjacent to bathroom

Further consideration has been given to the proposed ensuite to the bedroom above the dining room. It is proposed to retain the existing closet and its 18/19C partition and door and to create a wet room within the closet. This can be achieved by installing a toilet pan with high cistern to reduce the loss of floor space. The wash hand basin is to be located within the bedroom due to the limited space in the closet. This proposal retains historic partitioning and avoids harm to the fabric of the listed building.

4 Impact of the proposed development

1 Replacement of bi-folding doors with timber multipaned French doors

The proposal is within modern extensions to the rear. Being located in the modern extension, the applicant proposes timber replacement doors that will be detailed sympathetically with slimline sealed units. The replacement doors are proposed to enhance the appearance of the extension and will not cause harm to the significance of the listed building.

2 Repair and refurbish windows

Most of the timber casement sashes are painted shut and cannot be opened. Some are beyond service and required careful remaking to match original details. The applicant proposes phased refurbishment and repair of existing timber casement windows following Historic England guidance "Traditional Windows: Their Care, Repair and Upgrading". The intension is to bring the windows back into serviceable use whilst retaining their historic significance.

3 Remove modern toilet and associated wall in entrance hall.

The applicant proposes removing the early 20C toilet and associated walls to reinstate the hall to its former proportions. This will result in a reinstatement of the original room proportion resulting in no harm to the significance of the listed building.

4 Relocate kitchen to modern single storey extension.

The proposed relocation of the kitchen into the modern rear extension will reinstate the historic front room to a more appropriate use and appearance by removing countertops and appliances. The kitchen will be more suitably located with access to the garden. The proposal will result in no harm and an enhancement of the interior of a room within the historic part of the building.

5 Install ensuite wet room in cupboard adjacent to bathroom

Further consideration has been given to the proposed ensuite to the bedroom above the dining room. It is proposed to retain the existing closet and its late 18/19C partition and door and to create a wet room within the closet. This can be achieved by installing a toilet pan with high cistern to reduce the loss of floor space. The wash hand basin is to be located within the bedroom due to the limited space in the closet. The proposal retains a historic partition and door and avoids harm to the fabric of the listed building.

Impact on the Conservation Area

The proposals are primarily internal, whilst the proposed external door replacements are sympathetic to the appearance of the listed building and concealed behind a high wall. There will therefore be no adverse impact on the appearance of the conservation area.

5 Conclusion

The Old Rectory is a building that appears externally to be later than its interior would suggest. Internally it is clear that the building evolved from an earlier, and larger 17C timber framed building that faced the church, and being built at a lower ground level than a later 18C cross wing that reorientated the front of the building to face Kingston House. During the 19C further remodelling and additions obscured the historic exterior, which is now only visible from and internal inspection.

Following an understanding of the historic evolution of the listed building, these minor proposals have been carefully reconsidered and assessed to ensure no harm is caused to the historic significance of the listed building.

Allan Cox is a Built Heritage Consultant based in Kent. He has over 30 years of experience with built heritage in private and public sectors, as a historic buildings architect and a conservation officer for local and county councils in Kent and Medway, as well as a Historic Buildings Architect for English Heritage, now Historic England. He is an architect advisor too and member of the Rochester Diocesan Advisory Committee. He is a corporate member of the Royal Institute of British Architects and an elected member of the Institute of Historic Building Conservation.

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